








of
PORTION OF NE1/4 OF SECTION 15, TOWNSHIP 55 SOUTH, RANGE 38 EAST

of

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ABBREVIATION & LEGEND

P.R.M	Permanent Reference Monument	— X —	Chain Link Fence
F.I.P.	Found Iron Pipe	C/L	Center Line
F.R.	Found Rebar	I.D.	Identification
F.N.D.	Found Nail & Disc		Section Corner
F.P.L.	Florida Power Line		Utility Pole
C.B.S.	Concrete Block Structure	T.B.M	Temporary Bench Mark
C	Calculated Dimensions		Fire Hydrant
R	Record Dimensions		Water Valve
M	Measured Dimensions		
P/L	Property Line		Catch Basin
R/W	Right-of-Way Line		Drainage Manhole
P.B.	Plat Book		
Pg.	Page		Spot Elevation
		10.00	
		— — —	Right of Way Lines

A street map showing the intersection of S.W. 120th Street and S.W. 199th Avenue. A shaded rectangular area is located on S.W. 199th Avenue, between S.W. 124th Street and S.W. 122nd Street. The shaded area is labeled "NEW PARK" and "120-122-36". The map includes labels for S.W. 202nd Avenue, S.W. 197th Avenue, S.W. 124th Street, and S.W. 120th Street.

SECTION 15-55-38
LOCATION SKETCH
NOT TO SCALE

SURVEYOR'S NOTES:

1. The last date of completion of field Survey was on September 25, 2004.

2. LEGAL DESCRIPTION:

The North 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 15, Township 55 South Range 38 East, lying and being in Miami-Dade County, Florida.

The South 1/2 of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 15, Township 55 South, Range 38 East all lying and being in Miami-Dade County, Florida. Reserving however for public road purposes the East 25 feet, comprising 2 1/2 acres, more or less.

Containing 314,224 Square Feet or 7.21 Acres more or less (by calculations).

The above captioned property was surveyed and described based on the above Legal Description furnished by the client.

3. SOURCES OF DATA:

AS TO HORIZONTAL CONTROL:

AS TO VERTICAL CONTROL:

This property appears to be located in Flood Zone AH, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120635, Map No. 250, Suffix J, Effective Date: 07-17-1995
Elevations are referred to N.G.V.D., Benchmark No. J-493, Elevation 8.0'

4. ACCURACY:

The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, also that there are no above ground encroachments unless shown. This survey meets the minimum technical standards set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 61G17-6, Florida Administrative Code, pursuant to section 472.027 Florida Statutes. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title.

J. BONFILL & ASSOCIATES, INC.
Florida Certificate of Authorization No. LB 3398

JUAN J. BONFILL
PROFESSIONAL SURVEYOR AND MAPPER No. 3179
STATE OF FLORIDA

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

J. Bonfill & Associates, Inc.
ARCHITECTS, LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
9360 S.W. 72nd Street Suite 265
Miami, Florida 33173 (305) 598-8383

BOUNDARY SURVEY
of
12350 & 12400 S.W. 199th, MIAMI, FLORIDA.
for
EMILIO GARCEL

REVISIONS	BY
00-0804	
Project:	04-0775
Job:	04-0775
Date:	09-25-2004
Drawn:	E.F.
Checked:	J.B.
Scale:	AS SHOWN
Field Book:	FILE
SHEET 1 OF 1	